

128.A

0001

0309.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

435,600 / 435,600

USE VALUE:

435,600 / 435,600

ASSESSED:

435,600 / 435,600

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City | |
|----|--------|-----------------------|--|
| 1 | | SCHOOL ST, ARLINGTON | |

OWNERSHIP

Unit #: 309

| | |
|----------|---------------|
| Owner 1: | BRUCE LINDA E |
| Owner 2: | |
| Owner 3: | |

Street 1: 1 SCHOOL ST UNIT 309

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: VAN ORMAN JEANNE/TRUSTEE -

Owner 2: SCHOOL STREET RLTY TRUST -

Street 1: PO BOX 91

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02475

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 900 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

| PROPERTY FACTORS | Code | Description | % | Item | Code | Description |
|------------------|------|-------------|---|---------|------|-------------|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

Use Description LUC Fact No of Units Depth / PriceUnits

Code Unit Type Land Type LT Factor Base Value

Unit Price Adj Neigh Neigh Influ Neigh Mod

Infl 1 % Infl 2 % Infl 3 % Appraised Value

Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo 0 Sq. Ft. Site 0 0. 0.00 6043

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 435,600 | | | 435,600 | | 137346 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 11/15/17 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 384,300 | 0 | . | . | 384,300 | 384,300 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 350,500 | 0 | . | . | 350,500 | 350,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 289,800 | 0 | . | . | 289,800 | 289,800 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 269,500 | 0 | . | . | 269,500 | 269,500 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 342,100 | 0 | . | . | 342,100 | 342,100 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 276,100 | 0 | . | . | 276,100 | 276,100 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 265,500 | 0 | . | . | 265,500 | 265,500 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 265,500 | 0 | . | . | 265,500 | 265,500 | | 12/13/2012 |

Parcel ID 128.A-0001-0309.0

!10096!

PRINT

Date 12/11/20 Time 00:27:01

LAST REV

Date 04/30/20 Time 10:15:48

apro

10096

ASR Map

Fact Dist

Reval Dist

Year

LandReason

BldReason

CivilDistrict

Ratio

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| VAN ORMAN JEANN | 72691-82 | 2 | 5/31/2019 | | 489,000 | No | No | | |
| ANDERSON CARL E | 33269-1 | | 7/17/2001 | | 263,150 | No | No | | |
| KILFOYLE ROBERT | 27675-585 | | 9/16/1997 | | 142,000 | No | No | Y | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-------------|-----|---------|
| 10/1/2019 | SQ Returned | JO | Jenny O |
| 11/15/2017 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

| | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------|-------------------|-----|---------------------------|-----------------|-------------------------|-----|------------------------------|------------|-------|-----|-------------------|------|--------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 7 - Condo Garden | | | | Full Bath: 1 | Rating: Average | | | 648-7211, Building Number 1. | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 2 - Steel | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 7 - Brick | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: % | | | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 2 - Hip | | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 2 - Slate | | | | Kits: 1 | Rating: Average | | | | | | | | | | | | |
| Color: BRICK | | | | A Kits: | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Frl: | Rating: | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1925 | Eff Yr Blt: | | | Location: F - Front | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdict: | | Fact: | . | Floor: 2 - 2nd Floor | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 2.051000118 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 28 - 6043 | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: GD - Good | 24. | % | | | | | | | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | % | | | | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | | | | | | | | | | | |
| Prim Floors: 4 - Carpet | | | | Override: | | % | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 24.5 | % | | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 320.00 | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.16666675 | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 1.10301948 | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 411.794 | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 32815 | | | | | | | | | | | | | |
| Heat Fuel: 3 - Electric | | | | Grade Factor: 1.10 | | | | | | | | | | | | | |
| Heat Type: 15 - H.V.A.C | | | | NBHD Inf: 1.29999995 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: 100 | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Adj Total: 576904 | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: 141342 | | | | | | | | | | | | | |
| | | | | Deprecated Total: 435563 | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | PARCEL ID | | | | 128.A-0001-0309.0 | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| | | | | | | | | | | | | | | | | | |
| More: N | | Total Yard Items: | | | | Total Special Features: | | | | | | | | Total: | | | |